

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7A-27

Orleans

N

EAS.337,
338

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Campground Road Area

Address: 45 Hide Away Lane

Historic Name: William B. Higgins House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1925

Source: Title research, Eastham Tax Commitment
Books

Style/Form: Colonial Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block, concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
One-bay garage (Photo 3)

Major Alterations (*with dates*):
Renovation to front porch (poss. 2006)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

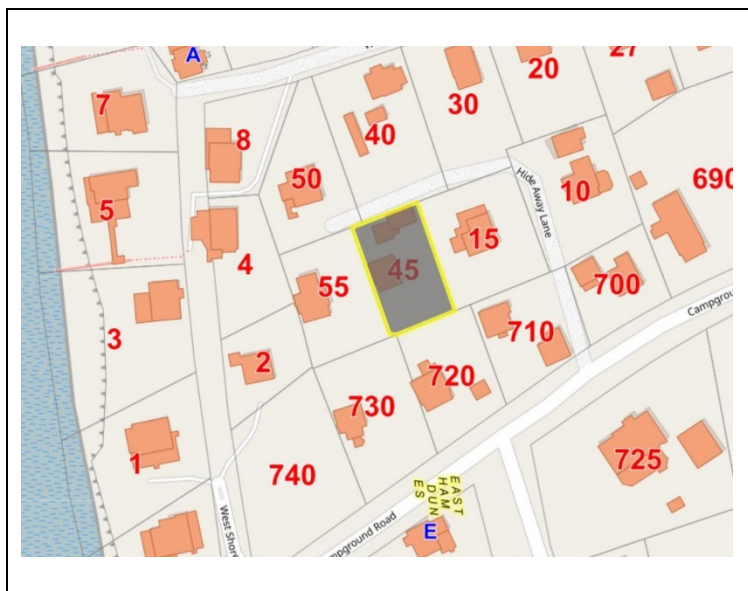
Acreage: 0.14 acres

Setting: This property is located on a short lane of small parcels between Campground Road and West Shore Drive where the parcels rise gently to the north. The surrounding area includes early-20th century cottage lots, and the area now includes modest cottages and houses from the early-20th to the early-21st centuries. The house is set back on this parcel with a small dirt driveway leading to a detached garage. There is lawn, mature trees and foundation plantings around the house.

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is one of a number of Colonial Revival-style cottages in the immediate vicinity, built by the same person, that employ a gambrel roof, including 700 Campground Road (EAS.297). The form of this small house consists of the 1½-story main block and what likely began as an open porch across the front (south) elevation that is now fully enclosed with a centered entrance. This porch may have been rebuilt given the concrete foundation. Other than the porch, the house rests on a concrete block foundation, and the elevations are clad in weathered wood shingles with plain cornerboards. The gambrel roof is clad in asphalt shingles. The windows have all been replaced with modern thermal 1/1 windows in flat surrounds.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was recorded in 1912 by Alonzo K. Higgins. Eastham-born Alonzo K. Higgins (1846-1918) married Elizabeth W. Rogers (1847-1923) in Orleans in 1870. He was listed as a farmer in census records throughout his life, but he was also very active in cottage development in the early-20th century. The 1912 subdivision consisted of 34 "Cottage Lots" on the north side of Campground Road that included what is now the southern portion of Bay Road and West Shore Drive (Figure 2).¹ The larger parcels were later subdivided to create the interior Hide Away Lane lots, and this house sits on portions of Lots 8 and 14.

In 1912, Alonzo Higgins sold Lot 6 in his subdivision to William Higgins of Eastham.² In 1922, Alonzo also sold Lots 14, 15 and 16 to William Higgins.³ William B. Higgins (1875-1935) married Bertha H. Brewer (1880-1933) in Eastham in 1898. William Higgins owned other parcels in the Campground area. He was very likely related to Alonzo Higgins, but their kinship is not yet known.

¹ Barnstable County Registry of Deeds, Plan Book 2/ Page 123.

² Book 363/ Page 115.

³ Book 386/ Page 313.

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According to census records, William Higgins was a house carpenter, one of many in Eastham in the early-20th century. He almost certainly built this cottage, and likely kept it as a rental property – he was listed living on Nauset Road in the 1929 Directory. This cottage has an Assessor date of 1920, and according to the Eastham Tax Commitment records, starting in 1920, Higgins was assessed for an increasing number of cottages. However, given that he did not buy Lot 14 until 1922, a portion of which comprises this parcel, it seems likely that he did not build this cottage until after 1922. It is not possible to know exactly when this cottage was built from those records, but a ca. 1925 construction date appears reasonable for the cottage.

This cottage is present in the 1938 United States Geological Survey (USGS) aerial survey of Cape Cod (Photo 4). That same year, John W. Higgins, William Higgin's adopted son and heir, sold portions of Lots 8 and 14 with this cottage to Anna May Davis of Milford, MA.⁴ In 1944, Davis sold this property to Kathryn E. and Emma H. Eckel of Hackensack, NJ.⁵ In 1960, the Eckels sold this property to Emily B. and Ernest S. Phipps of Holliston, MA.⁶ The Phipps also owned the cottage next door at 40 Hide Away Lane (EAS.335) between 1954 and 1969. In 1968, the Phipps sold this property to Carolyn H. and Robert N. Greene, Jr. of West Hartford, CT.⁷ In 1971, the Greenes sold it to Frederick G. and E. Patricia Rasweiler of Pennington, NJ.⁸ This property stayed in their family until 2006, when the estate of Frederick Rasweiler sold it to the current owners Tyrone E. and Virginia Minnich of Howell, NJ.⁹

BIBLIOGRAPHY and/or REFERENCES

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www.ancestry.com - Vital records.

⁴ Book 542/ Page 380.

⁵ Book 616/ Page 83.

⁶ Book 1094/ Page 599.

⁷ Book 1425/ Page 537.

⁸ Book 1580/ Page 65.

⁹ Book 21411/ Page 259.

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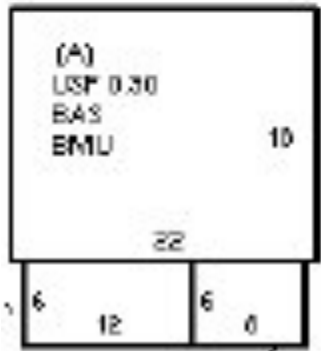


Figure 1. Assessor Sketch.



Photo 2. View looking northwest (2007 Assessor photo).



Photo 3. View of garage, looking southwest.

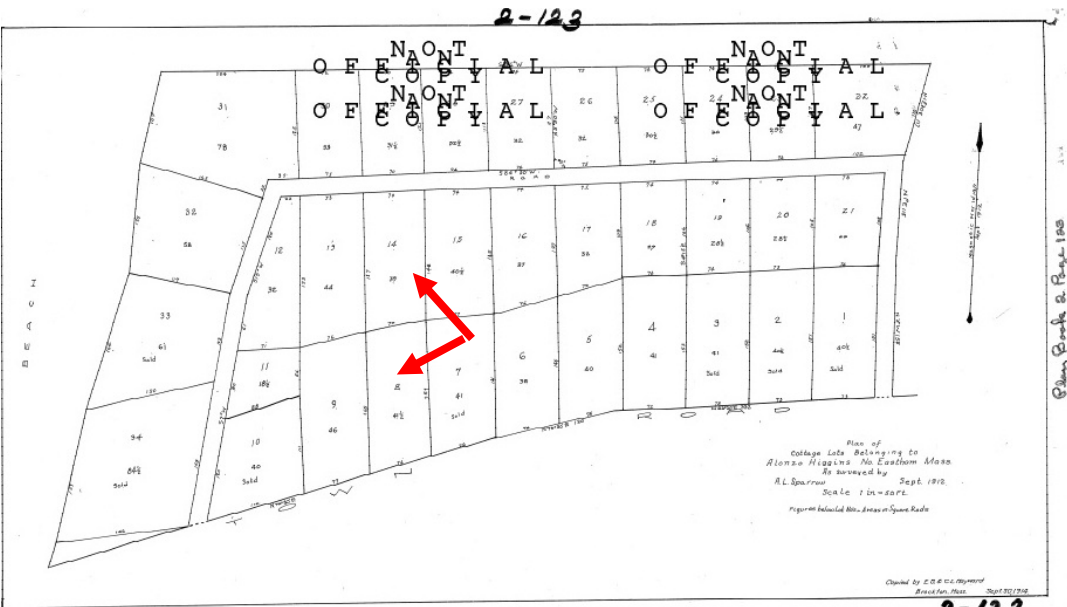


Figure 2. September 1912 Plan of Cottage Lots for Alonzo Higgins (arrows to Lot 8 and 14 added).



Photo 4. 1938 USGS aerial survey photo (arrow to 45 Hide Away Lane added).*

*Layover of streets do not align with actual streets in this 1938 photo.